



June 24, 2025

Borrower: Jefdan Properties

Managed by: N/A

Expiration Date: N/A

In reference to address: 2247 Callow Ave, Baltimore, MD 21217, USA

To Whom It May Concern:

Please be advised that after having performed our preliminary due diligence for Jefdan Properties, mentioned above, we have made arrangements to provide funding for the amount of \$1,350,000.00

Please feel free to contact me should you have any further questions.

*Note: This is not a commitment to lend. All loans subject to AmeriLand Capital, LLC's Guidelines and Policies and we reserve the right to decline any funding request that does not adhere completely with said Guidelines or Policies.

Josh Williams
Co-Owner
AmeriLand Capital LLC

"A"

Office Address

100 W Center St, Ste 201
Fayetteville, Ar 72701

Company Contact

☎ 479.200.8865
✉ josh@amerilandcapital.com





Borrower: Beatrice Derefaka
Co-Borrower:
Subject Property Address: 2247 Callow Ave, Baltimore, MD 21217, USA
Loan Purpose: Rental

****Subject to appraisal value****

Option	#1
Rate Type	30YR FIXED
Cash Out Y/N	Y
I/O	N
Loan Term (Months)	360
Amortization (Months)	360
Loan Amount	\$918,000
Appraised Value	\$1,350,000
Loan-to-Value	68.00%
Payoff of Mortgage	\$877,500
Rehab Budget	\$0
Per Diem Interest	TBD
Origination Fee	\$27,540
Processing Fee	\$0
Lender Fee	\$1,795
Appraisal Cost	TBD
Credit Report Fee	\$0
Est. Title Company Costs	\$9,180
Tax Escrow	\$0
Insurance Escrow	\$0
Pre-Paid Interest	\$0
Est. Cash Out (Cash to Close)	1,985
Interest Rate	9.00%
Monthly Interest Payment	\$7,386
Pre-Payment Penalty	5/4/3/2/1
Pricing is based on FICO Score assumption of	690

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